

INFORMATION COVER SHEET

Site Location: Former North Avon Magistrates Court, Yate (PK18/0799/O)

Capacity: 45

Trajectory Code: 0224

Application Number: PK18/0799/O



Included in this pack as a document;

- Site location plan.
- Residential Site Assessment Deliverability Questionnaire 2019.
- Statement from case officer regarding delivery.

Additional documentation for this site can be found on Public Access via the provided [link below](#), with the table outlining specific documents relating to the deliverability of this site.

Link to Application: <https://developments.southglos.gov.uk/online-applications/applicationDetails.do?keyVal=P492BHOKGN300&activeTab=summary>

Documents	Steps to view Documents
Application Form	<ol style="list-style-type: none"> 1) Navigate from the application details page to the Documents tab. 2) Once in Documents tab, select filter by and click description. 3) Type in the word "Application" and click apply. 4) Select the most recent version available to view document.
Delegated Committee Reports	Repeat process above but replace Application with " Delegated ".
Decision Notice	Repeat process above but replace Application with " Decision ".
Phasing Plan and information from Design and Access Statement	Repeat process above but replace Application with " Design ".

(Note: Supplementary documents will follow in due course).

For **further guidance** on how to access the documents above, please see **screenshot below**.

Select the description option. (A search bar will appear afterwards).













Documents Tab.

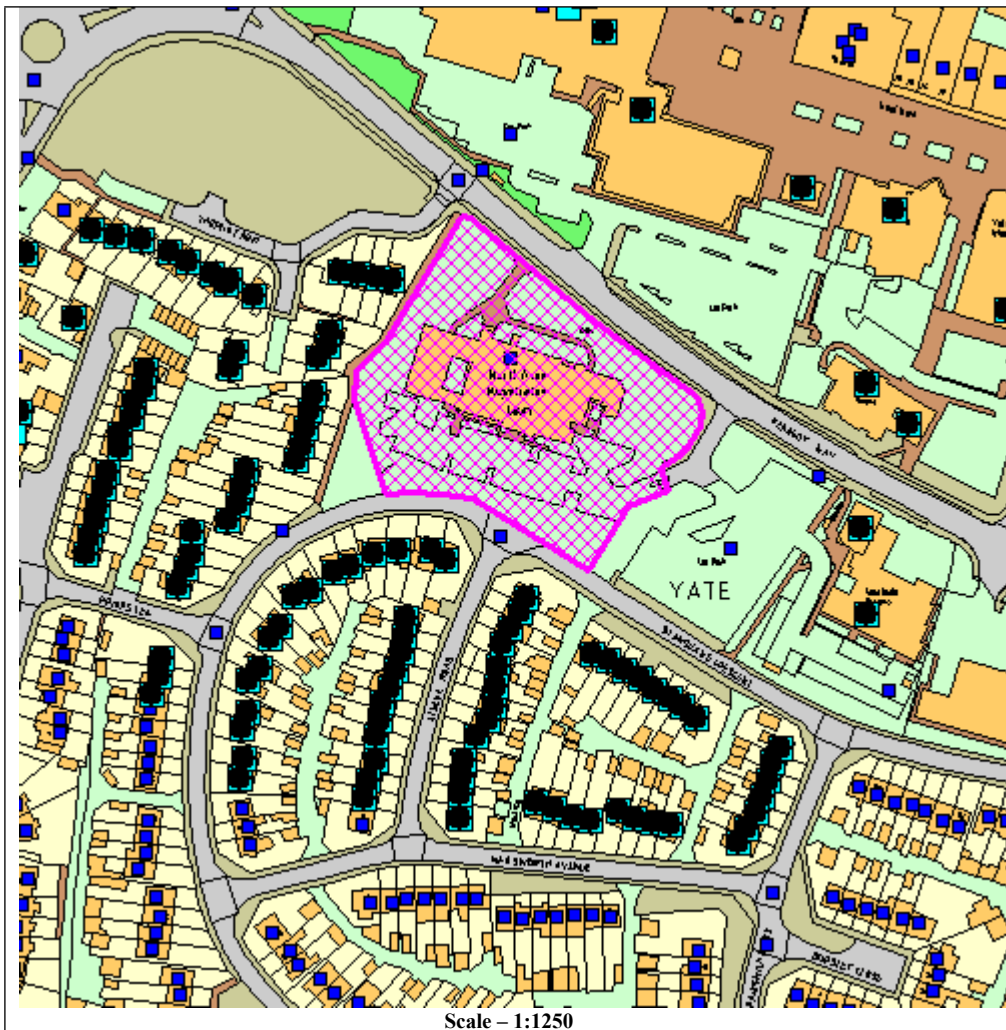
Click on  to view one document at a time.

Details Constraints (38) **Documents (34)** Related Cases (3) Map Make a Comment

Filter By: Document Type Show All [Apply](#)

You can select up to 25 documents to download in one archive file at a time.

	Date Published ↕	Document Type ↕	Description ↕	View
<input type="checkbox"/>	26 Mar 2015	Application Form		
<input type="checkbox"/>	05 Dec 2016	Application Form	APPLICATION FORM	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ARBORICULTURAL IMPACT ASSESSMENT	
<input type="checkbox"/>	22 May 2015	Consultee Comment	ARCHAEOLOGY	
<input type="checkbox"/>	26 Mar 2015	Correspondence	COVERING LETTER	
<input type="checkbox"/>	04 Jun 2015	Decision	DECISION NOTICE	
<input type="checkbox"/>	11 Jun 2015	Report	DELEGATED REPORT	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	DESIGN AND ACCESS STATEMENT	
<input type="checkbox"/>	10 Apr 2015	Supporting Document	DOCUMENT REGISTER	
<input type="checkbox"/>	28 Apr 2015	Consultee Comment	DRAINAGE OFFICER	
<input type="checkbox"/>	26 Mar 2015	Supporting Document	ECOLOGICAL APPRAISAL	
<input type="checkbox"/>	27 Apr 2015	Consultee Comment	ECOLOGY	



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Application No.: PK18/0799/O
North Avon Magistrates Court
Kennedy Way
Yate
Bristol
South Gloucestershire
BS37 4PY

**Residential Site Assessments
Deliverability Questionnaire 2019**

About the site:

Site Location:	Total Site Capacity:	Trajectory Code:	Application Number:
Former North Avon Magistrates Court, Yate	45	0224	PK18/0799/O

Contact details:

Contact name:	Telephone:
[REDACTED]	[REDACTED]
Address:	E-mail:
[REDACTED]	[REDACTED]

Question 1 - Current use?

Vacant	Y		
In use		Current use	Anticipated end date of current use

Question 2 - Is the site in control of a house builder?

Yes	Y	Which house builder?	Sovereign Housing
No		What are the arrangements for bringing the site forward (marketing etc.)?	

Question 3 – What is your anticipated timescale for the planning application/delivery process?

Milestone	Anticipated date MM/YY
Submission of pre-application	09/19
Submission of outline application	Already consented
Submission of first/subsequent reserved matters/full application	Section 73 submitted and registered 4th October 2019 Reserved Matters will be submitted over the next 10 working days
Commencement of site marketing	
Work commences on site	May 2020
First completions	July 2021
Anticipated end date for completions on site	August 2021

Question 4 – Completions to date and future anticipated completions

- a) Our site visits up to April 2019, recorded completions in monitoring year 2018/2019 (our monitoring year runs April to April)
- As of April 2019, **45** units were yet to be completed on the site.
 - If you consider that the number of units to be completed is different, please can you confirm how many units are yet to be completed & any reason for the difference in numbers:

Number of units to be completed	
Rationale for any difference between SGC 2019 figure and your stated figure	

- b) With reference to number of units to be completed on your site - Please provide the anticipated completion of remaining units, by year. **To note - our monitoring year runs from 1st April – 31st March.**

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
April								
May								
June								
July			25					
Aug			20					
Sept								
Oct								
Nov								
Dec								
Jan								
Feb								
Mar								

Question 5-

Please outline if there are any constraints or any other factors which would impact upon delivery of this site?

Constraint	Yes/No	Details/actions needed to overcome. Timescales for resolutions including third party interests.
<i>Physical constraints</i>		
Contaminated Land	No	
Existing buildings/structures	No	
Land form/topography	Yes	Trees
Infrastructure requirements		

Relying on other parcels/phases to be built out	No	
Other	No	
<i>Financial Constraints</i>		
Viability/development costs	No	
Ownership	No	
Planning obligations	No	
Market conditions for type of site	No	
Other	No	
<i>Environmental Constraints</i>		
Flood Risk/Drainage	No	
Wildlife/biodiversity/protected habitats	No	
Trees	Yes	Large number of trees requiring tree protection and sensitive construction methods in accordance with the Arb method statement.
Air quality/noise	No	
Other	No	
<i>Other Constraints – please list</i>		

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **31/10/2019**

Case Officer Statement

Site Location:	Application Number:	Case Officer
Yate Magistrate Court	PK18/0799/O	Anne Joseph

1. From your understanding of the site, do you agree with the delivery forecast that the developer has sent through?

YES	x
NO	

2. Is there any other information about constraints etc. you're aware of that may affect delivery rates on this site?

A reserved matters application is in at the moment and also an application to vary plans to make some changes to the approved development. There will be some changes to the S106 but it is anticipated the recommendation for approval will be made by the end of January.

I declare the information supplied in this document to be true and accurate to the best of my knowledge

Case officer signature: ___Anne Joseph_____

Date: _17.12.19_____